

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

2019 JUN 27 AM 11:35

**TUESDAY, JULY 9, 2019, AT 10:00 AM**  
**COUNCIL CHAMBERS, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda  
Appear in Reverse Numerical Order  
According to Ward

**NO. 20037 (48<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4018**

**Common Address:** 5661 N Glenwood Ave

**Applicant:** Lee Baker

**Owner:** Lee Baker

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the preservation and rehabilitation of the existing (non-conforming) two-story single-family residence and attached one-story garage, at the subject property. The proposed rehabilitation plan calls for the erection of a new one-story vertical (infill) addition, above the one-story attached garage. The proposed Zoning Amendment is required in order to bring the existing non-conforming conditions into compliance, under the current Zoning Ordinance, and to permit the construction of the proposed one-story addition. There is and will continue to be onsite parking for one (1) vehicle. The newly rehabilitated and expanded building will be masonry (brick) and stucco in construction and will measure 30 feet-0 inches (approximately) in height.

**NO. 20042 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4023**

**Common Address:** 300 N Michigan Ave

**Applicant:** 300 N Michigan LLC

**Owner:** 300 N Michigan LLC

**Attorney:** DLA Piper

**Change Request:** DX-16 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-16 Mixed-Use District to a Residential-Business Planned Development to permit the construction of one 47-story residential and hotel building over a retail podium containing 280 hotel rooms, 290 residential units, 26 parking spaces and accessory and incidental uses.

**NO. 20030 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3836**

**Common Address:** 6047-49 W Addison Street

**Applicant:** 6043 Addison Inc/ DBA New Wash U Coin Laundry

**Owner:** 6043 Addison Inc/ DBA New Wash U Coin Laundry

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District and B3-1 Community Shopping District to B3-1 Community Shopping District

**Purpose:** The existing laundromat consists of 2,471 square feet. The proposed use, will expand this by 827 sq. ft into the existing adjacent commercial space, resulting in a total of 3,298 sq ft. There will be no exterior changes to the existing building. All changes will occur as interior alterations. No residential dwelling units. There will be 12 parking spaces. The height of the building is 15 feet 4 inches.

**NO. 20040 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4021**

**Common Address:** 5642 West Grand Ave

**Applicant:** Blankenship Movers, Inc.

**Owner:** Cesar Sanchez

**Attorney:** Thomas Moore

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The applicant wishes to allow the open yard area as outdoor, uncovered storage for 10-12 commercial moving vehicles and 5 employee parking stalls serving the moving company use in the existing 2-story building. The existing 2-story building, 28.0' in height, has 1 ground-floor commercial space (approx. 2,232 sq. ft.), and existing rear yard accessory building will remain the same. There are no residential dwelling units

**NO. 20041 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4022**

**Common Address:** 3150 N Racine

**Applicant:** Belray Limited Partnership

**Owner:** Belroy Limited Partnership

**Attorney:** Steve Friedland

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed Use District, and then to a Planned Development

**Purpose:** Applicant proposes to construct an addition to the existing building to provide a total of 105 SRO units, provided that up to three of those units may be one-bedroom dwelling units. No parking spaces will be provided. The height of the building will be 48'3".

**NO. 20044-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #S02019-4002**

**Common Address:** 1860 N Milwaukee Ave

**Applicant:** 1860 Milwaukee LLC

**Owner:** 1860 Milwaukee LLC

**Attorney:** Richard Toth

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**Purpose:** To allow the issuance of business licenses for retail sales of tobacco with accessory cigar lounge for an existing, one-story building. No dwelling units. No parking spaces (existing condition). Approximately 4,400 sq. ft. of commercial space. 16 ft. high.

**NO. 20027-T1 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3813**

**Common Address:** 1819 N Major Ave; 1812 N Central Ave

**Applicant:** Whitecap Lofts LLC

**Owner:** Whitecap Lofts LLC

**Attorney:** Meg George

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

**Purpose:** Applicant is proposing to renovate the existing building to allow for commercial uses. No expansions to the existing building are proposed; no height increases or building footprint increases are proposed. The total amount of commercial space is approx. 282,050 sq.ft. and there will be approx. 130 parking spaces

**NO. 20029 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3835**

**Common Address:** 3200 N Harlem Ave

**Applicant:** Belmont Real Estate Inc.

**Owner:** Belmont Real Estate Inc.

**Attorney:** Paul Kolpak

**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To allow the expansion of an existing gas station with proposed 1 story rear addition of approximately 225 Sq. Ft. to the existing convenience store for a total of 1,977 Square Feet and a new 1 -story accessory automated car wash building with approximately 1,022 Square Feet. The height of the buildings will be 15 feet 0 inches

**NO. 20028-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3827**

**Common Address:** 1010 W Lake Street

**Applicant:** Joel Huffman

**Owner:** Joel Huffman

**Attorney:** Michael Ezgur

**Change Request:** C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District

**Purpose:** The subject property is improved with a three-story mixed-use building with 1,278.00 square feet of ground commercial space, 264.00 square feet of ground floor office/storage space, and one residential dwelling duplex unit above the ground floor. The Applicant proposes to rezone the property to construct a 649.00 square foot expansion to the third floor of the residential dwelling duplex unit. The existing two parking spaces allocated to the residential dwelling and the buildings existing height of 38.00 feet will remain

**NO. 20032-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3843**

**Common Address:** 4040-48 W Armitage Ave

**Applicant:** Omar Torres Kartright

**Owner:** Segunda Ruiz Belvis Cultural Center, Carparation

**Attorney:** Dean Maragos

**Change Request:** B1-1 Neighborhood Shopping District to B3-2 Community District

**Purpose:** Property far use as a medium venue space banquet and meeting hall at 3,790 sq.ft. within an existing 1 and 2 story mixed use building with 2 residential dwelling units with na an-site parking. Applicant will seek relief at the zaning baard af appeals to accomodate+ the required medium venue parking space. The building is 25 feet in height

**NO. 20038 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4019**

**Common Address:** 3619 W Armitage Ave

**Applicant:** Jeffrey Mayra

**Owner:** Jeffrey Mayra

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** B3-1 Community Shapping District to B2-2 Neighborhaad Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order ta permit the preservation and rehabilitation af the existing ane-stary cammercial building, at the subject site. The rehabilitation plan calls far the erection af a ane-stary vertical addition (2<sup>nd</sup> Floor), abave the entirety af the existing building. The rehabilitation plan also calls far the canversion af the existing all cammercial building ta all-residential ar mixed-use, in arder ta allow far the establishment af twa (2) dwelling units, within the newly expanded building. As well, the rehabilitation plan will include the provision af aff-street (ansite) parking far (2) vehicles. The newly rehabilitated and expanded building will be masonry in construction and will measure no mare than 38 feet-0 inches in height.

**NO. 20033 (12<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3853**

**Common Address:** 3827-29 S Wood Street

**Applicant:** Jase and Elizabeth Guerra

**Owner:** Gabriel and Paula Castra

**Attorney:** Law Office af Mark J Kupiec

**Change Request:** RS3 Residential Single Unit (Detached House) District ta RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To comply with the minimum lat area and maximum floor area ta divide an imprevred zoning lat into 2 new zaning lots (each lot ta be 27' x 124.90'), with the existing building ta remain at 3827 S. Waad St. with a 2 car garage and a new single family house ta be built at 3829 S. Wood St. with two parking spaces and within the max height af 38 feet

**NO. 20036 (12<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3900**

**Common Address:** 1735 W 38<sup>th</sup> St

**Applicant:** Tyllie Barbosa Photography  
**Owner:** Tyllie Barbosa Photography  
**Attorney:** Schoin Banks Low  
**Change Request:** RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District  
**Purpose:** The purpose of the rezoning is to allow for on Artist Studio/Artison Use. The building is existing. There will not be any additions to the building and there is currently 3 parking spaces. The existing building is a 1 story building containing 4,228 square feet. There is no residential dwelling units on site.

**NO. 20031-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3842**

**Common Address:** 2143-45 S Halsted Street

**Applicant:** Vision Group Investments, LLC  
**Owner:** Vision Group Investments, LLC  
**Attorney:** Poul Kolpok  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District  
**Purpose:** To construct new 4 story, 6 dwelling unit building with approximately 1,900 Square Feet of ground floor retail space. The height of the building will be 44 feet 2.5 inches. There will be 5 parking spaces. Relief will be sought for having 5 parking spaces for 6 dwelling units and rear yard setback requirements.

**NO. 20043-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3933**

**Common Address:** 2373 S Archer Ave

**Applicant:** Connies Pizza Inc  
**Owner:** JLS Archer LLC  
**Attorney:** Amy Degnan/ Richard Toth  
**Change Request:** M2-2 Light Industry District to C1-2 Neighborhood Commercial District  
**Purpose:** To allow the current restaurant use at its current size (15,040 sf), with an expansion for a frozen pizza production area (2,580 sf) . Approximately 120 parking spaces. No dwelling units. Approximately 22 feet high.

**NO. 20039 (10<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4020**

**Common Address:** 8737 S Commercial Ave

**Applicant:** Verity Investments LLC

**Owner:** Verity Investments LLC

**Attorney:** Thomas Moore

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The proposed use of the property after rezoning will remain an existing 2-story, 4 dwelling unit building (Front/Main), 36.0' in height, and on existing 2-story, 1 dwelling unit building (Rear/Coach House), 24.0' in height. The applicant wishes to rezone the property so that the non-conforming front ground floor residential unit in the existing 2-story, 4 dwelling unit building (Front/Main) can remain as is and become code compliant. There are no on-site parking spaces and no commercial unit on the property.

**NO. 20034-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3872**

**Common Address:** 1513 W Thomas Street

**Applicant:** EZMB, LLC

**Owner:** THOM Co.

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant will demolish the existing building and intends to construct a 3-story, three (3) dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 74 feet 8 inches in size. The building height shall be 37 feet 8 inches high, as defined by code

**NO. 20026(1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3425**

**Common Address:** 1529 W Chicago Ave

**Applicant:** Joe Fontana

**Owner:** Joe Fontana

**Attorney:** Gordon & Pikarski

**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** The applicant will maintain the existing building in order to operate a restaurant with a bar component. Applicant will maintain the existing two residential units above the ground floor with no onsite parking. Applicant will maintain the existing 2,516 sq.ft. of commercial space. There will be no alteration of the building height

**NO. 20035 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3893**

**Common Address:** 1510 N Tolmon Ave

**Applicant:** William Marales

**Owner:** William Marales

**Attorney:**

**Change Request:** RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Existing 3 Dwelling Units, 2 Car Garage. No changes to number of dwelling units. 34ft height of the existing building. Rezoning being done to conform the existing 3 Dwelling Unit property.

**NO. 20045 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4017**

**Common Address:** 2600-2624 W Hirsch; 1401-1439 N Talman Ave; 1400-1436 N Rackwell St

**Applicant:** RBH Chicago Project LLC

**Owner:** RBH Chicago Project LLC

**Attorney:** DLA Piper

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of a residential building consisting of approximately 116 residential units, classroom, community and office space, 53 surface parking spaces, and 9,300 square feet of commercial/retail space, as set forth in the enclosed project narrative and plans